

041.A

0001

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

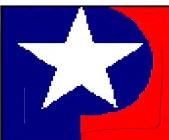
561,100 / 561,100

USE VALUE:

561,100 / 561,100

ASSESSED:

561,100 / 561,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	RAHMAN FARZANA/TRUSTEE	Unit #:	41
Owner 2:	FARZANA RAHMAN LIVING TRUST		
Owner 3:			

Street 1: 12 COOLIDGE RD

Street 2:

Twn/City: WAYLAND

St/Prov: MA Cntry Own Occ: N

Postal: 01778 Type:

PREVIOUS OWNER

Owner 1: RAHMAN FARZANA -

Owner 2: -

Street 1: 41 PARK STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1890, having primarily Clapboard Exterior and 1665 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6024																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	561,100			561,100		126278
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	561,100	0	.	.	561,100		Year end	12/23/2021
2021	102	FV	551,000	0	.	.	551,000		Year End Roll	12/10/2020
2020	102	FV	540,900	0	.	.	540,900	540,900	Year End Roll	12/18/2019
2019	102	FV	520,700	0	.	.	520,700	520,700	Year End Roll	1/3/2019
2018	102	FV	472,200	0	.	.	472,200	472,200	Year End Roll	12/20/2017
2017	102	FV	421,600	0	.	.	421,600	421,600	Year End Roll	1/3/2017
2016	102	FV	421,600	0	.	.	421,600	421,600	Year End	1/4/2016
2015	102	FV	323,800	0	.	.	323,800	323,800	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	3497
RAHMAN FARZANA,	69836-36		8/28/2017	Convenience		1	No	No			
RAHMAN-SALIM FA	69704-364		8/1/2017	Estate/Div			No	No			
FARZANA RAHMAN	27853-385		11/7/1997	Family		1	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
2/7/2003	75	Redo Bat	15,000						5/31/2018	Measured	DGM	D Mann
									5/6/2000		197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH																
Type:	8 - Condo TnHs.		Full Bath:	1	Rating:	Very Good	646-1809, Building Number 1.																								
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:																										
(Liv) Units:	1	Total: 1	3/4 Bath:		Rating:																										
Foundation:	3 - BrickorStone		A 3QBth:		Rating:																										
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good																									
Prime Wall:	2 - Clapboard		A HBth:		Rating:																										
Sec Wall:		%	OthrFix:		Rating:																										
Roof Struct:	1 - Gable		OTHER FEATURES																												
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good																									
Color:	WHITE		A Kits:		Rating:																										
View / Desir:	N - NONE		Frl:		Rating:																										
GENERAL INFORMATION						WSFlue:		Rating:																							
Grade: C - Average						CONDOS INFORMATION																									
Year Blt:	1890	Eff Yr Blt:	Location:																												
Alt LUC:		Alt %:	Total Units:																												
Jurisdct:	G4	Fact:	Floor: 1 - 1st Floor																												
Const Mod:			% Own: 14.286000252																												
Lump Sum Adj:			Name: 12 - 6024																												
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN													
Avg Ht/FL:	STD		Phys Cond:	GD - Good	24.	%	Exterior:						No Unit	RMS	BRS	FL															
Prim Int Wal:	2 - Plaster		Functional:			%	Interior:						1	5	3	0															
Sec Int Wall:		%	Economic:			%	Additions:																								
Partition:	T - Typical		Special:			%	Kitchen:																								
Prim Floors:	3 - Hardwood		Override:			%	Plumbing:																								
Sec Floors:		%	Total: 24.5 %						Electric:																						
Bsmnt Flr:			CALC SUMMARY						Heating:																						
Subfloor:			Basic \$ / SQ: 250.00						General:																						
Bsmnt Gar:			Size Adj.: 0.86036038																												
Electric:	3 - Typical		Const Adj.: 1.00999999																												
Insulation:	2 - Typical		Adj \$ / SQ: 217.241																												
Int vs Ext:	S		Other Features: 40000																												
Heat Fuel:	1 - Oil		Grade Factor: 1.00																												
Heat Type:	3 - Forced H/W		NBHD Inf: 1.85000002																												
# Heat Sys:	1		NBHD Mod:																												
% Heated:	100	% AC:	LUC Factor: 1.00																												
Solar HW:	NO	Central Vac:	NO	Adj Total: 743157																											
% Com Wal		% Sprinkled		Depreciation: 182073																											
MOBILE HOME						Depreciated Total: 561083						WtAv\$/SQ:						AvRate:						Ind.Val							
SPEC FEATURES/YARD ITEMS																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value	PARCEL ID 041.A-0001-0003.0													
More: N						Total Yard Items:						Total Special Features:						Total:						IMAGE							
AssessPro Patriot Properties, Inc																															